
MINUTES

Call to Order

- 1) Roll Call – Stan Gamso, Frank Jerome, Dave Wright, Ed Curtin, Mayor Brown, Tim Shuffett

Absent: Sarah Cannon

Action Items

- 2) Approval of Minutes – The last minute changes for December 13, 2011 and December 19, 2011 were deferred and accepted. Redevelopment Commission employed Christopher Burke to analyze specific impact that the proposed Outdoor Sports Complex would have on surrounding area, and was found that if the project would be reviewed by the Plan Commission today that it would not pass current regulations. That is a step that would have to happen. A judge in Brown County reversed the decision to approve the Outdoor Sports Complex for several reasons including that the complex did not meet our own Plan Commission regulations and Comprehensive Plan. Modifications would have to be made and significant changes would have to be made in order to make sure that there was no adverse impact up stream. The school corporation has decided through a resolution to withdraw partnership for their two baseball fields. That was a blow that their support was lost but also their funding. With those reasons Mayor Brown stated that she could not vote in favor in proceeding with this project.

Tim Shuffett agreed and felt before looking at any other sites would like to get a feel from Parks and Rec. to determine real need.

Dave Wright agreed.

Ed Curtin agreed that he could not recommend to proceed.

Frank Jerome asked who does the bonds. Mayor stated that it is being contemplated to put the sports complex on the City Council agenda and a decision will be made tonight about proceeding or not with the downtown sports complex. The bond that was issued over a year ago was an edit bond. It was not a TIF revenue bond. It was done by the city council and the decision of whether or not to recall that bond will be

put to City Council. In Mayor's prospective they will want to hear the opinions of the Redevelopment Commission. Mayor seriously recommends recalling that bond because it is unknown if there is a demand for additional fields at this point in time. Two more baseball fields are being built at Southside and Ceraland has many fields and Parks and Rec has many as well. The question is the two larger fields were designed for adult men softball. This commission has no expertise as to if the demand is there. The decision will rest with City Council and will require two hearings. Mayor is going to recommend that it be on the next agenda so a decision can be made soon before the prepayment penalty interest rate driven time with a payment of 4-5% interest.

- 3) Making a decision on the outdoor sports complex – majority of public was not comfortable with building the sports complex because it would take several million dollars.

Contemplating on putting on Council Agenda

Decision of bond will be put on City Council Agenda. Mayor wants to consider recalling the bond.

The Bond was issued in December of 2010. It is a 15 year bond at a rate of 4.15%. An interest only payment has been made of \$100,000 and January 15 made a principle and interest payment of \$170,000. Interest payments will have to be continued to be paid on that debt as long as it is outstanding and it equates to about \$29,000.00 per month in interest. If bond is recalled early there is a pre-payment penalty that is figured on current interest rates, which as of a couple of weeks ago was figured at \$472,000.00.

Motion: Tim Shuffett made a motion to terminate the outdoor sports complex. Frank Jerome seconded the motion and it carried with a vote of 5-0.

Motion: Tim Shuffett made a motion to turn over to City Council the decision of whether or not to call the outdoor sports complex edit bond early. Dave Wright seconded the motion and it carried with a vote of 5-0.

Motion: Frank Jerome made a motion to approve the resolution terminating the outdoor sports project. Tim Shuffett seconded the motion and it carried with a vote of 5-0.

4) Accepting Redevelopment Commissions Annual Report for 2011

Next order of business was to adopt the 2011 Annual Plan for the Columbus Redevelopment Commission as prepared by Ed Curtin.

Frank Jerome had question about page 15 about the Post Office Plan.

Motion: Frank Jerome made a motion to delete the language on Page 15 on Post Office category "that hasn't stopped us before". Mayor Brown seconded the motion and it carried with a vote of 5-0.

Frank Jerome asked for information on NuTech park downtown incorporates the new office and the expansion and half of the block where the parking garage is.

Frank Jerome asked about the Simmons Winery. Ed Curtin stated that they had originally contemplated going into the retail space in The Cole.

Frank Jerome mentioned on Page 11 regarding the sports complex bond on the year.

Frank Jerome asked what RAI was on Page 13. Ed Curtin stated that it is the Redevelopment Association of Indiana.

Motion: Tim Shuffett made a motion to adopt the annual report with changes. Page 2 changes to the calculation formula ,Page 11 add the year 2010 in reference to the issuance to Outdoor Sports Complex bonds and Page 15 removing "but that hasn't stopped us before" language from the entry under Post Office. Dave Wright seconded the motion and it carried with a vote of 5-0.

Discussion Items:

Mayor Brown mentioned how to proceed going forward. Looking back at the original goals of vision 20/20 as outlined in the original strategic plan as one of the main goals is to pursue a vibrant community by converging markets to live, work, play and shop. A very good job has been done on the live and work components with a number of major office development downtown, two planned

housing complexes that are underway which is the Cole Apartments, housing on Washington Street adjacent to the new Cummins Parking Garage between 6th and 7th. Good progress has been made in terms of the play component with a variety of restaurants downtown. More could be done on the play component by continuing to lead arts and entertainment into the fabric of downtown. The shop component has not gotten very far on retail/shopping. There are shops that pre-date 20/20 which are Viewpoint, Dell Bros. Bakers and Still Frames which has re-located downtown. Gallery 432 is closed. No retailers have been added except for restaurants. Ed mentioned that the Imagination Station a new children's store has been opened in the Montage location. Looking at the updated strategic plan all of the projects have either been done or they are in progress. The only two that have been outlined that have not been completed or started are the Outdoor Sports Complex and the Indoor Sports Complex. The Post Office Block is also included in that. It is up to the Redevelopment Commission to re-evaluate the earlier goals and insure daily needs are met such as a downtown grocery store. The Commission may want to look at trying to locate a drug store for downtown residents. New retail space will be available at the Cole. Cummins office will have retail space available.

There is considerable interest in making the next phase of downtown redevelopment focus on the areas of play and shop, and on using the existing cultural assets to make an arts and entertainment district that people could relate to. The state of Indiana started a program to designate cultural districts in the state and a number of communities applied. Blooming, Tippecanoe, Lafayette, West Lafayette and Carmel communities were given that cultural district designation. Looking at the framework that they outlined for that designation serves as an outline that Columbus could utilize to examine the play and shop component as outlined by the original Vision 20/20. Columbus has fabulous Arts organizations but many do not have a permanent home for Theatre or dance or a concert hall. The Redevelopment Commission is planning on developing an advisory council to revisit the original goals that were outlined, which came from much thought and lots of public output. Need to revisit the wants and needs of every one in Columbus, not just a particular segment. A good way to proceed is to form an Advisory Council to look at the existing assets and the original goals and have a recommendation and a plan to get to definitive plan where public input is taken again and start to outline specific projects that are possible. Mayor has solicited the input of Columbus Area Arts Council as well as all of the members of the Redevelopment Commission about the advisory council and good progress has been made. The Advisory Council will start out with about 10-12 people and then possibly grow as would be appropriate. Karen Shrode the Director of Columbus Area

Arts Council, Kelly Wilson Professor and Director for IU Center for Art & Design, Bridget Halverson, General Manager of Columbus Philharmonic, Bob Anderson, local photographer and Stillframes Gallery, Hutch Shumaker has offered to participate, Christine Lemley and Louis Joyner, local architect and is involved in the IU School of Art and Design. This group will broadly describe where Columbus is and describe what a completed downtown development would look like from which the Redevelopment Commission can go back and take public input again and the input of community leaders and proceed with a plan to develop a plan. This will be an advisory committee that will make recommendations.

Bob Anderson stated that the Downtown Merchants Association is putting together a very comprehensive list of what is located downtown, and the information can be provided to the Redevelopment Commission within a week. This covers the area from City Hall all the way up to 13th Street from Lindsey It covers all of the downtown area.

Mayor says that there are lots of ideas such as the Arts Council being interested in having a gallery, IU School of Art and Design has lots of ideas such as designer showcases, the possibilities with the Crump are terrific in terms of possibly renovating and using it for ongoing theatre, dance and even concerts. There are people who are interested in a new Mill Race Amphitheater so there can be more concerts in the park. Randy Allman at YES Cinema has lots of ideas. Robert Hay Smith is desperately searching for downtown storefront space to have a small theatre, maybe 100 seats, for plays, cabaret, blues night, blue grass nights, etc. There is a need to determine what there is to do in downtown Columbus besides work in an office building.

Mike Lovelace stated that there are three eye sores in downtown Columbus: the National Ice Building, the Irwin Management parking lot between 3rd and 4th on the east side of Franklin St. and the old Hostess Cupcake grocery store. These buildings have great potential. Small spaces are needed that artists can afford for art production.

Bob Anderson said that there is a need for a facility for local artists to do workshops. Artists are interested in locating here but there is not a facility for them to use.

John Kane mentioned that stated there was a previous plan to build a convention center on the west side of town.

Glen Petri mentioned that it would be interesting to review past plans for downtown.

Motion: Tim Shuffett made a motion to adjourn and Dave Wright seconded the motion.

ADJOURNMENT: 8:05 p.m.